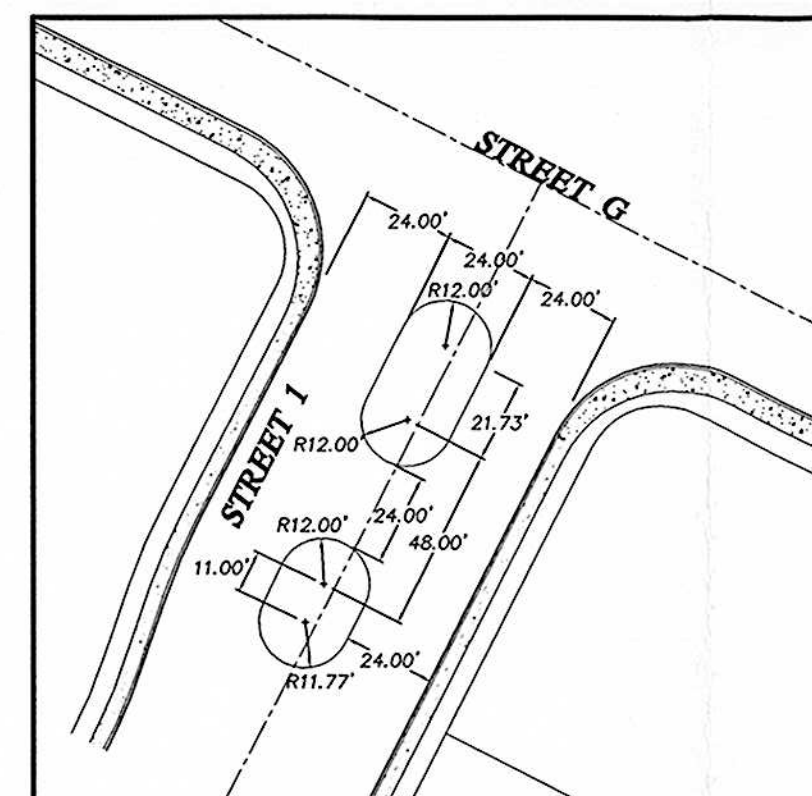
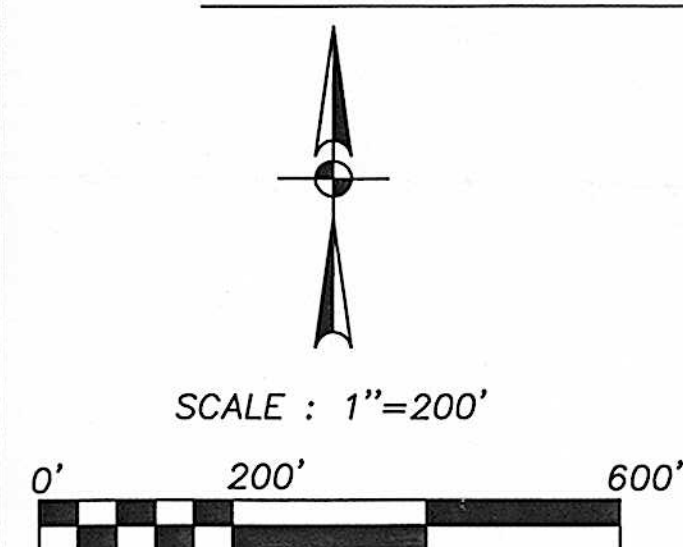
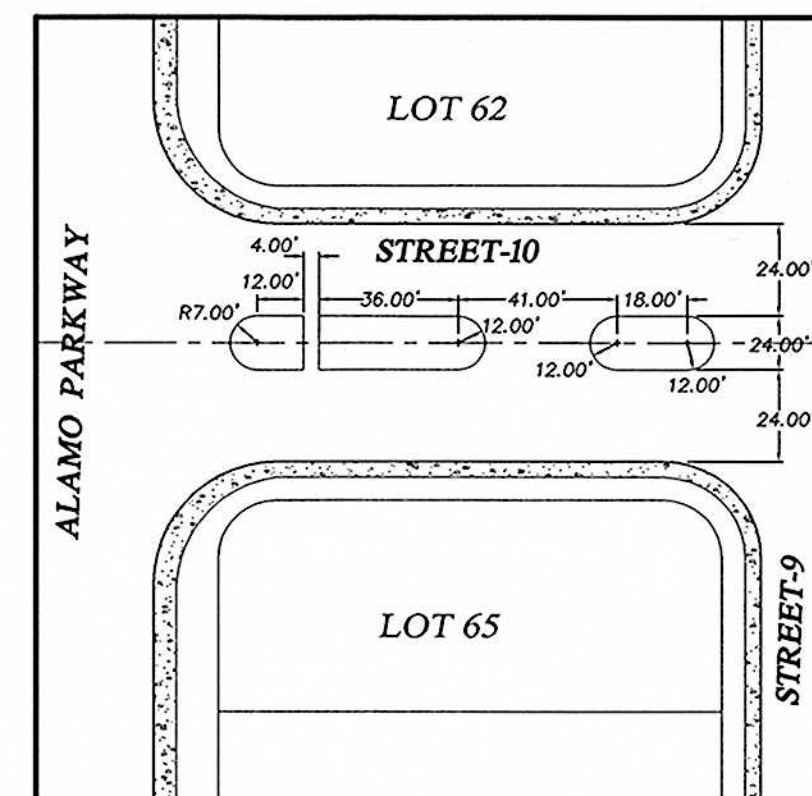


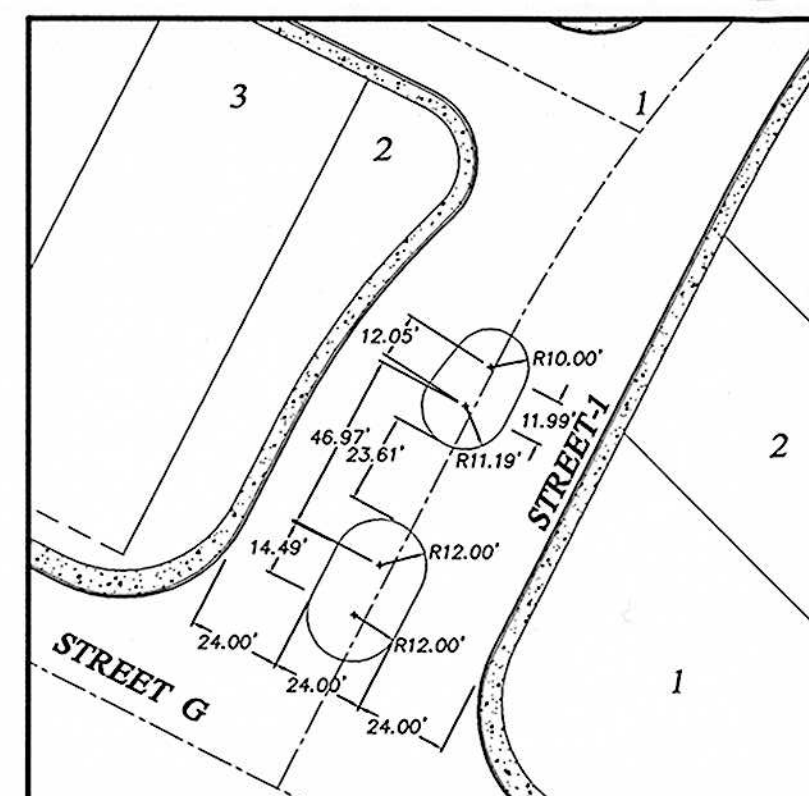
LOCATION MAP



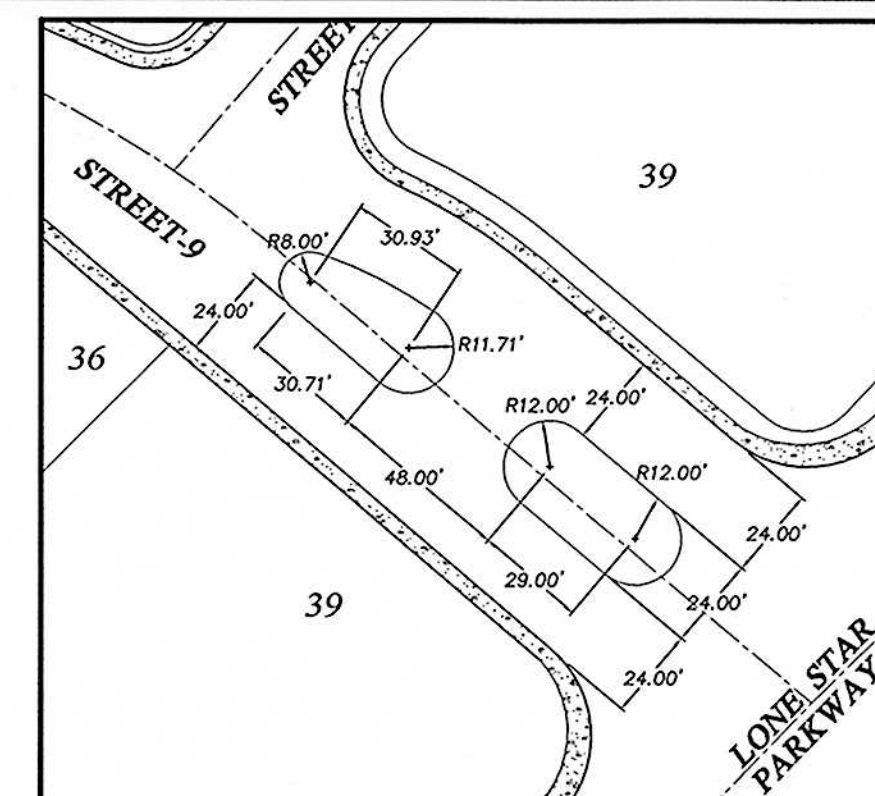
ENTRANCE INTO UNIT 1
(WESTWINDS SOUTH)



ENTRANCE INTO UNIT 3
(WESTWINDS SOUTH)



ENTRANCE INTO UNIT 1
(WESTWINDS EAST)



ENTRANCE INTO UNIT 4
(WESTWINDS EAST)

REQUIRED PARK/OPEN SPACE

*BASED ON 2001 UDC

REQUIRED AREA =

$$0.009 \text{ ACRE} \times 496 \text{ LOTS} = 4.5 \text{ ACRES}$$

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	487.25'	1140.00'	247.40'	24°29'20"	483.55'	S12°16'01"W
C2	39.27'	25.00'	25.00'	90°00'00"	35.36'	S69°30'41"W
C3	126.40'	1000.00'	63.28'	07°14'31"	126.31'	S54°18'23"W
C4	880.08'	3000.00'	443.23'	16°48'51"	876.94'	S42°16'52"W
C5	486.75'	4000.00'	248.19'	07°08'04"	485.43'	N37°28'38"E
C6	162.18'	793.00'	81.36'	11°42'58"	161.87'	S35°07'12"W
C7	22.97'	15.00'	14.42'	87°45'07"	20.79'	N73°08'16"E
C8	74.74'	385.00'	37.50'	11°43'54"	74.61'	S05°50'36"E

LINE	LENGTH	BEARING
L1	2.27'	N82°59'10"W

ENVIRONMENTAL RECOMMENDATIONS:

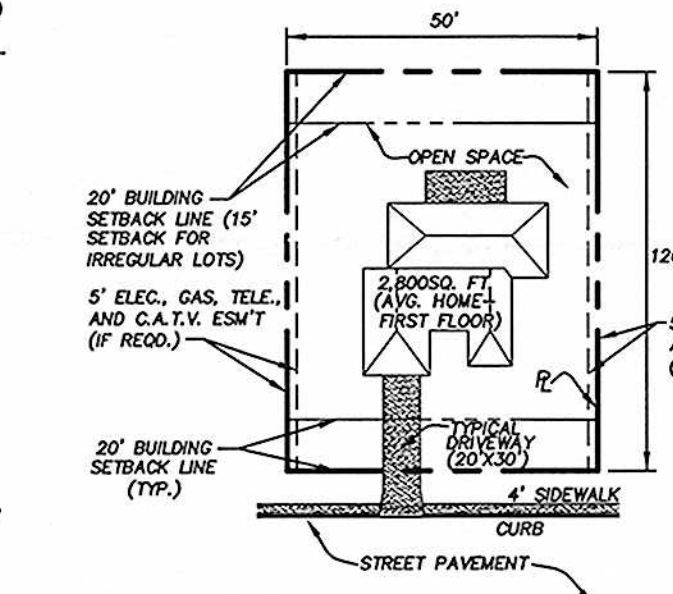
1. ANY AREAS PLATTED AS DRAINAGE RIGHT-OF-WAYS ARE TO BE KEPT IN A VEGETATED CONDITION.
2. ONLY A MINIMAL AMOUNT OF PESTICIDES, HERBICIDES, OR FERTILIZERS NEEDED FOR LANDSCAPE MAINTENANCE SHALL BE USED. LANDSCAPED AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS (i.e. USE OF NATIVE PLANTS).
3. THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
4. THE CITY OF SAN ANTONIO SHALL INSPECT ALL FUTURE CONSTRUCTION OF SERVICE LATERALS AND SEWER MAINS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODE.

PUD PLAN NOTES:

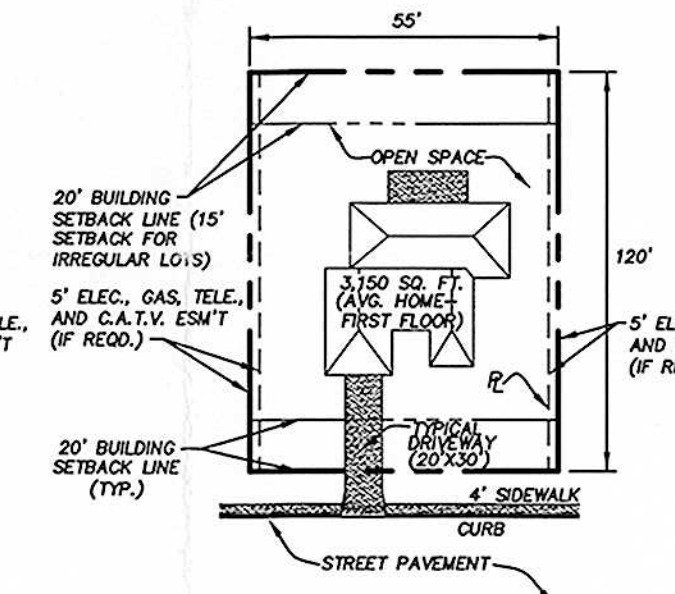
1. MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS ORIGINALLY SHOWN. DRAINAGE FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREETS ARE PRIVATE, LOCAL TYPE "A" WITH 50' R.O.W. AND 30' PAVEMENT UNLESS OTHERWISE INDICATED.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
4. WATER SYSTEM TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
5. ALL INTERSECTIONS SHALL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF 35-506(a)(3).
6. PROPERTY IS OUTSIDE THE CITY LIMITS AND LOCATED WITHIN THE ETJ, THEREFORE IT IS NOT SUBJECT TO ZONING REQUIREMENTS.
7. SIDEWALKS TO BE INSTALLED PER UDC, ARTICLE 5, DIVISION 2, 35-506 (D).
8. THIS DEVELOPMENT IS SUBJECTED TO THE REQUIREMENTS OF 35-503, PARKS AND OPEN SPACE.
9. TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS PROPERTY WAS PREPARED BY PAPE-DAWSON ENGINEERS.
10. THIS PUD PLAN WILL BE ACCESSED TO CULEBRA ROAD F.M. 471 THROUGH THE PROPOSED STREETS ALAMO PARKWAY AND LONE STAR PARKWAY.

SURVEYOR'S NOTES:

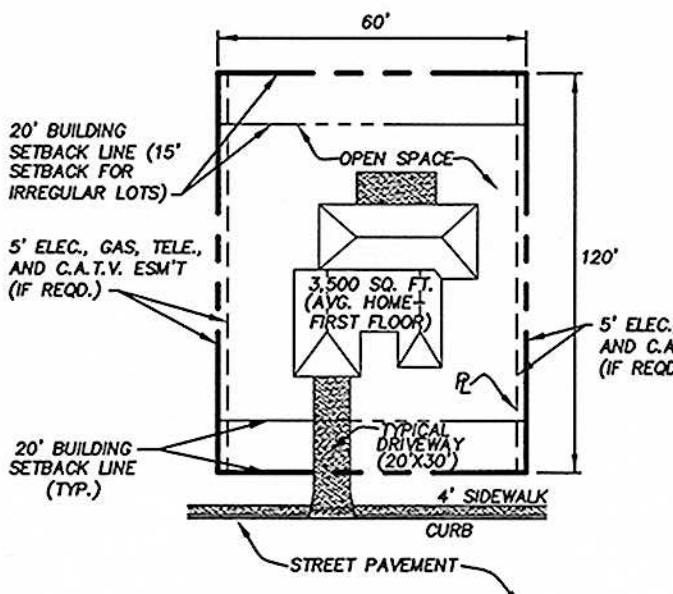
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.



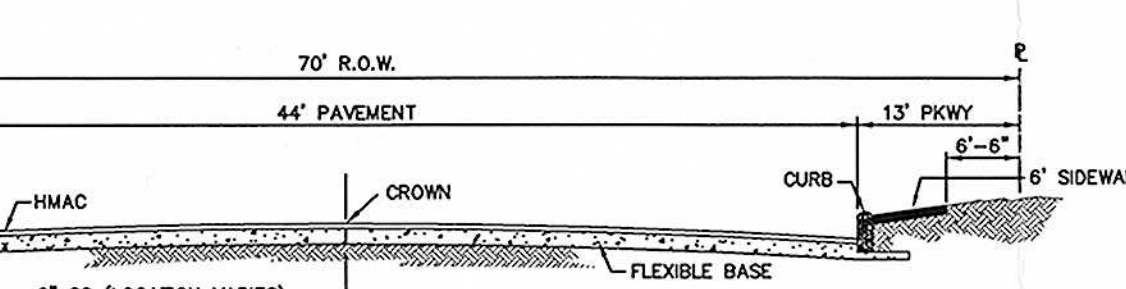
TYPICAL LOTS
150' X 120'
(NOT TO SCALE)



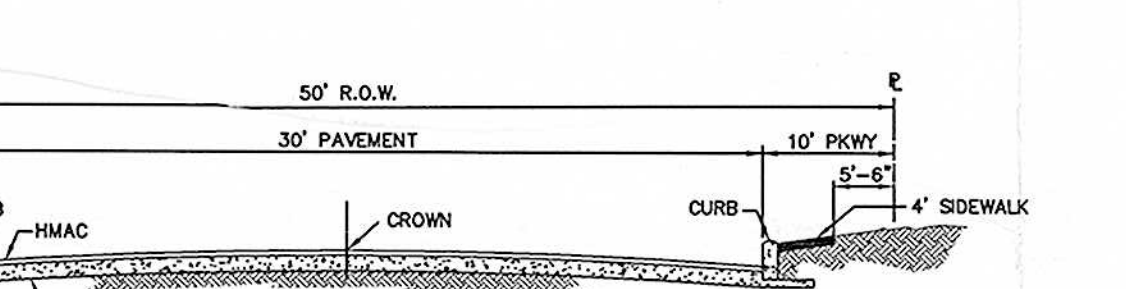
TYPICAL LOTS
150' X 120'
(NOT TO SCALE)



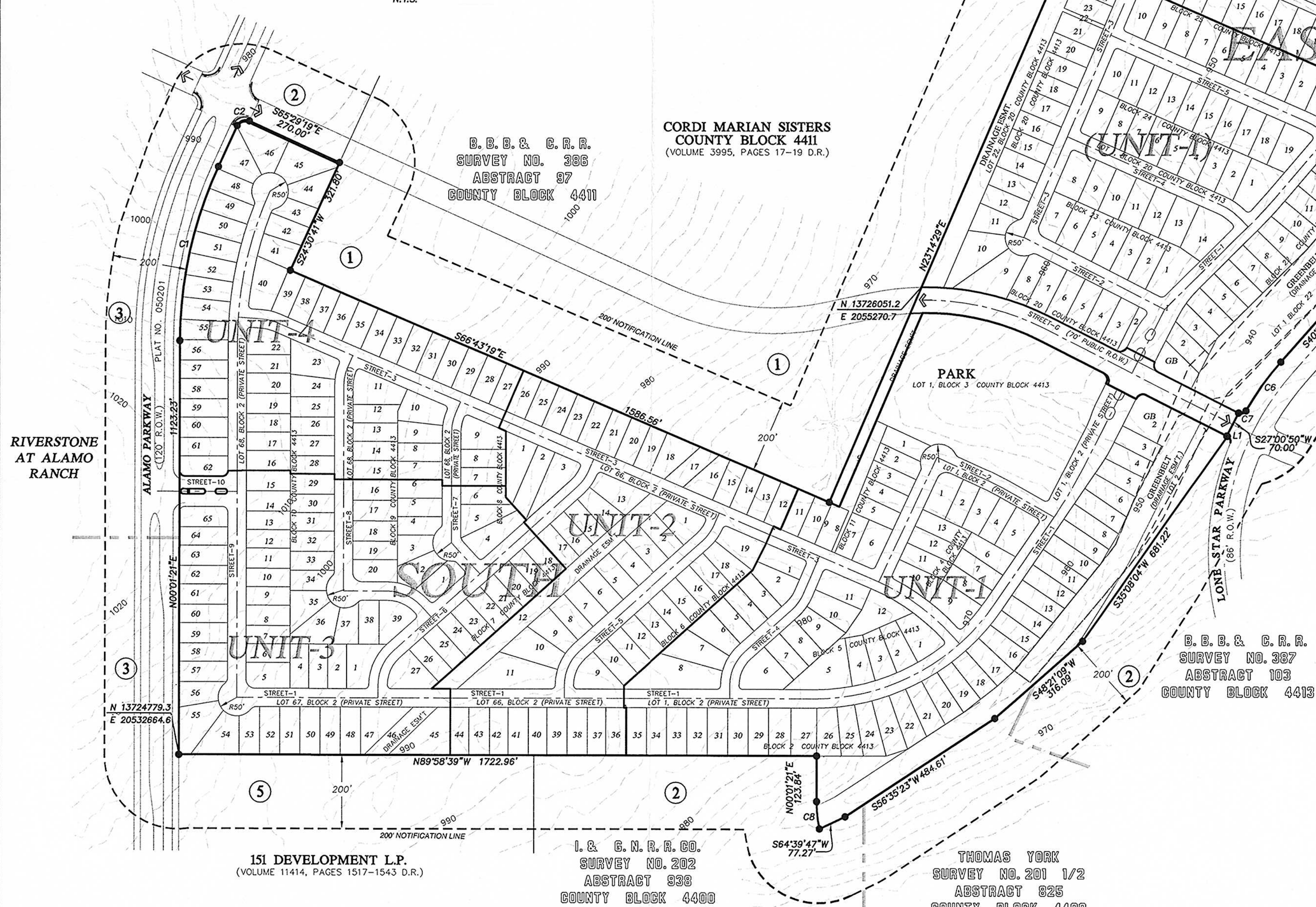
TYPICAL LOTS
150' X 120'
(NOT TO SCALE)



TYPICAL STREET SECTIONS (70' R.O.W.)
(COLLECTOR, PUBLIC STREET)
N.T.S.



TYPICAL STREET SECTIONS (50' R.O.W.)
(LOCAL TYPE A, PRIVATE STREET)
N.T.S.



CONSTRUCTION STAGING PLAN

FINAL CONSTRUCTION SCHEDULES ARE TO BE DETERMINED BY THE DEVELOPER DEPENDING ON HOMEOWNERS DEMAND:

STAGE 1 = UNIT 1 (EAST AND SOUTH) AND PARK

STAGE 2 = UNIT 3 (EAST AND SOUTH)

STAGE 3 = UNIT 2 (EAST AND SOUTH)

STAGE 4 = UNIT 4 EAST AND SOUTH

UTILITY AGENCIES:

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC COMMUNICATION

NAME & ADDRESS OF OWNERS WITHIN 200'

1. CORDI-MARIAN SISTERS INC.
11624 CULEBRA RD.
SAN ANTONIO, TX 78253
2. LAREDO S. LTD.
1210 ARION PARKWAY
SAN ANTONIO, TX 78216
3. CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TX 78232
4. N.I.S.D.
5900 EVERS RD.
SAN ANTONIO, TX 78238
5. 151 DEVELOPMENT L.P.
7813 MCPHERSON, SUITE 103
LAREDO, TX 78045

OWNER/DEVELOPER:
LAREDO S. LTD.
1210 ARION PARKWAY
SAN ANTONIO, TEXAS 78216
PHONE: 210-497-3385
FAX: 210-495-2587

WESTWINDS EAST AND SOUTH PLANNED UNIT DEVELOPMENT PLAN

A 135.38 ACRE TRACT OF LAND BEING LAND OUT OF A 2474.069 ACRE TRACT CONVEYED TO LAREDO S. LTD. AS DESCRIBED IN INSTRUMENTS RECORDED IN VOLUME 10939, PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALL OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 386, ABSTRACT 97, COUNTY BLOCK 4411, THE B.B.B. & C.R.R. SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413, THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400 AND THE L. & G.N.R.R. SURVEY NUMBER 202, ABSTRACT 938, COUNTY BLOCK 4400 AND ALL IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
1966-2005 ■ 40 YEARS OF EXCELLENCE

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

PUD PLAN NO.: 05-039
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: *[Signature]* DATE: 4/26/06
SECRETARY: *[Signature]* DATE: 4/26/06

DATE: AUGUST 24, 2005 JOB NO. 6123-14



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Al Chua

DATE: April 26, 2006

Address: 555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 05-039

Name: Westwinds East & South, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED With Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

- **Storm Water** approves with the following conditions:

- For adverse impact analysis for the plats (Storm Water Management Report) will require exhibit plans, a narrative, description, location map, FEMA RIRM map, overall drainage plan and referencing the Alamo Ranch MDP for the 2000' adverse impact analysis.
- Since this is not within the FEMA Floodplain proposed channel outlet, storm sewer system and improved channels will be addressed during the platting stage by Development Services.
- **DSD – Traffic Impact Analysis & Streets** indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Laura Heights:
 - All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
 - The intersection of Collector Street G and Lone Star Parkway, will require mitigation for a traffic signal (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT) as per UDC 35-502(a)(7)(C) Limitations on Traffic Impact Analysis. Lane configuration of the intersection shall follow Table 14 as amended January 27, 2005 in the Level 3 Traffic Impact Analysis. All street locations are identified in the approved Master Development Plan.
- **Parks** has indicated that amenities to be provided are as follows:
 - Playground = 1 acre of credit
 - Swimming Pool (2,500 sq. ft.) = 1 acre of credit
 - Recreation Center = 1 acre of credit
 - Athletic Court = 1 acre of credit
- **Bexar County** states the following improvements will be provided by the developer prior to completion of the Laura Heights Subdivision:
 - Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.
 - All grades and landscaping within the public right of way shall comply with the latest version of the TxDOT Roadside Design Manual.